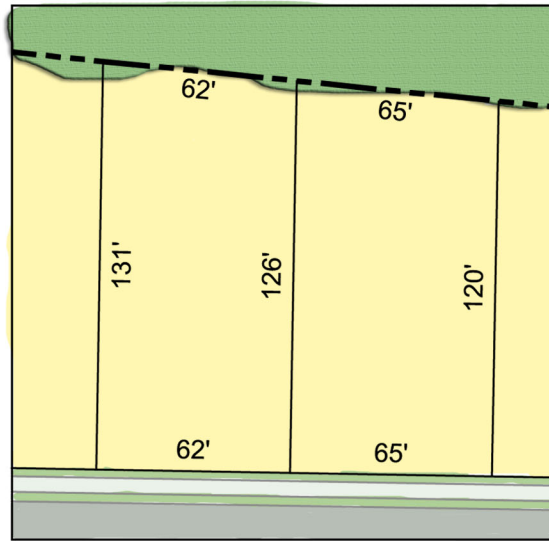
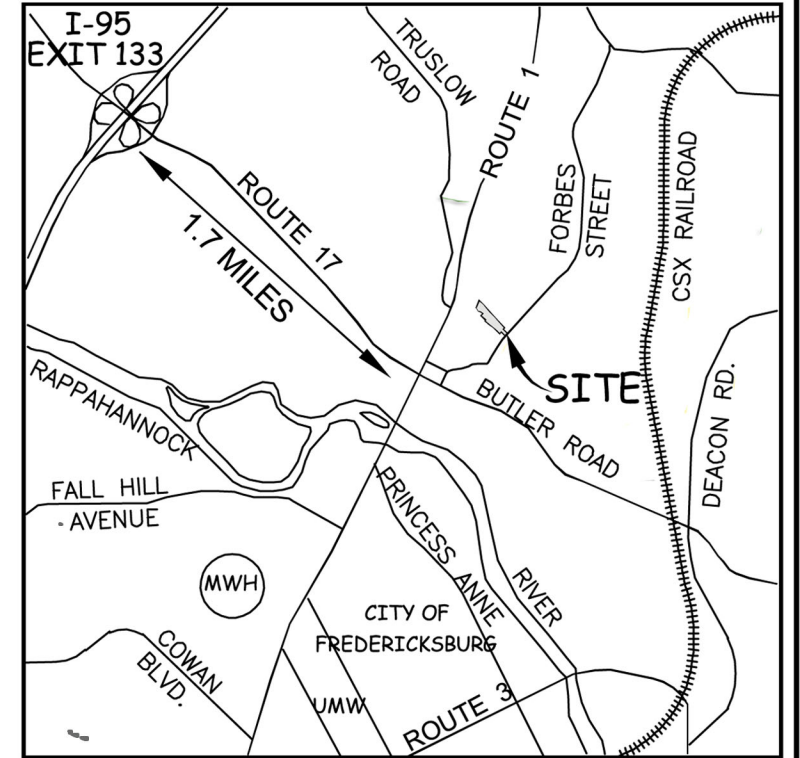


NOTES:

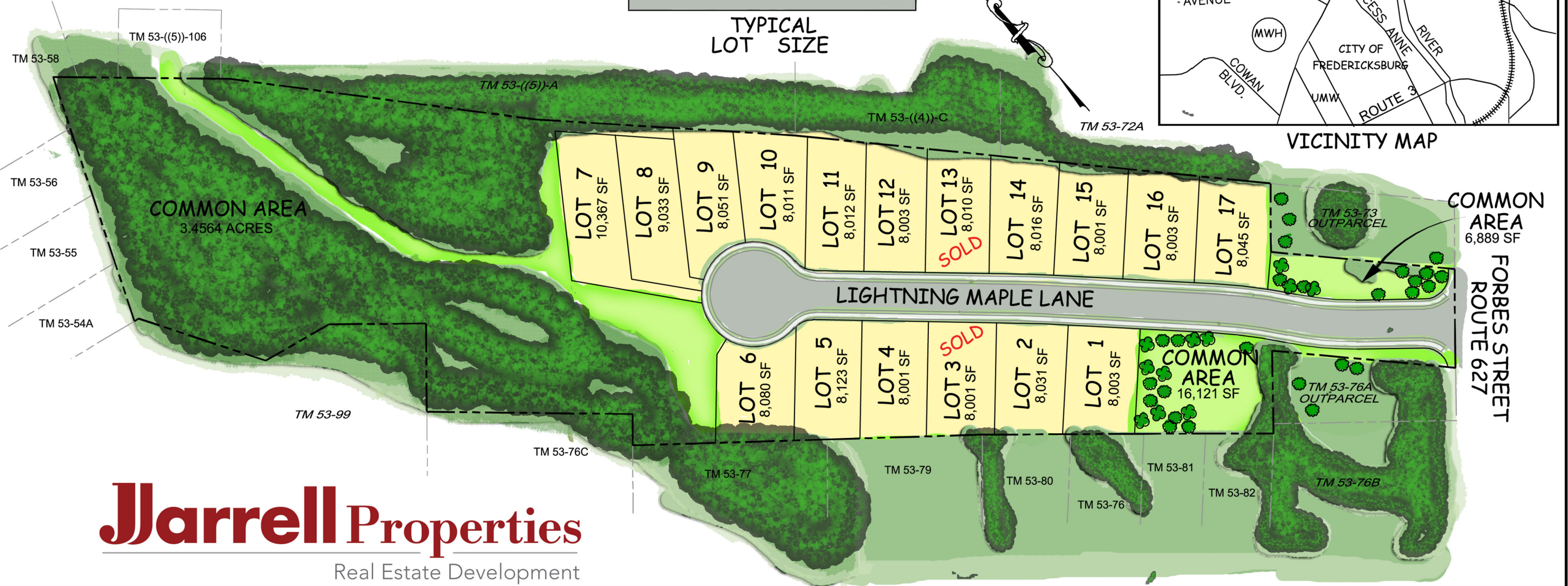
1. ZONING DISTRICT: R-1, CLUSTER
2. REQUIRED SETBACKS: FRONT: 25'  
SIDE YARD: 8'/18'  
REAR YARD: 25'
3. THIS PROJECT WILL BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
4. BY RIGHT DEVELOPMENT: NO PROFFERS, NO IMPACT FEES.
5. DISTANCE TO I-95: 2.2 MILES
6. TAX MAP 53J PARCELS 1 THRU 17



TYPICAL LOT SIZE

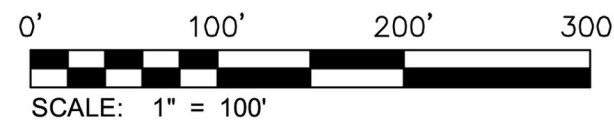


VICINITY MAP



**Jarrell Properties**  
Real Estate Development

PREPARED BY:  
**WEBB & ASSOCIATES**  
ENGINEERING-SURVEYING-LAND PLANNING



**WASHINGTON GARDENS**  
STAFFORD COUNTY, VIRGINIA